



NAVAJO COUNTY
PUBLIC WORKS DEPARTMENT
PLANNING & ZONING

STAFF REPORT

PLANNING & ZONING COMMISSION

HEARING DATE: May 19, 2011

CASE #: 11-17

ACTION: AMENDMENT TO THE AZTEC AREA PLAN

APPLICANT/OWNER: Aztec Land & Cattle Company (Steve Brophy)

PROJECT NAME: Aztec Area Plan – Amendment #1

STATED REASON FOR REQUEST: Amendment to the Aztec Area Plan to include an additional 81.9 acres within Planning Area A.

BACKGROUND & DISCUSSION: On March 31, 2011, the Planning Commission voted unanimously to recommend that the Aztec Area Plan receive the formal designation as an “Area Plan” within the Navajo County Comprehensive Plan. The designation is scheduled to be heard by the Board of Supervisors on May 24, 2011.

The Aztec Area Plan comprises approximately 228,000 acres that roughly extends from Taylor to Heber to Holbrook/I-40. The Area Plan includes only land owned by Aztec, and excludes all other lands (State, BLM, USFS, private, etc.). Within the Aztec Area Plan, there are a number of proposed land uses, planning areas (14), and internal transportation elements which reflect the specific characteristics of a given area.

Subsequent to the March 31st Planning Commission hearing, Aztec acquired approximately 81.9 acres located southwest of the Town of Taylor (within Planning Area ‘A’). This additional area would receive the same land use designation as the remainder of Planning Area ‘A’: Community Village.

The Amendment request is to add this area to the overall Area Plan, increasing the overall Area Plan to 228,040.31 acres. If recommended for approval by the Planning Commission, this request is scheduled to be heard in conjunction with the Area Plan itself by the Board of Supervisors on May 24, 2011.

Staff recommends approval of the Aztec Area Plan as presented.